

such as fast food restaurants and service stations; all other commercial establishments would be considered retail.

- Industrial: Land devoted to the manufacturing, storage, warehousing, and transportation of products.
- Public: Land devoted to social, religious, educational, cultural, and political activities; this would include the office and service employment establishments.
- Agricultural: Land devoted to the use of buildings or structures for the raising of non-domestic animals and/or growing of plants for food and other production.
- Mixed Use: Land devoted to a combination of any of the categories above.

Anticipated future land development is, in general, a logical extension of the present spatial land use distribution. Locations and types of expected growth within the planning area help to determine the location and type of proposed transportation improvements.

Ashe County primarily anticipates growth in areas designated as “Primary Growth Areas,” those in the southern and eastern portions of the county, and as “Secondary Growth Areas,” those north and west. Though not exact, this bisection is approximately 2 miles north or west of a path roughly following parallel to NC 194 from the Watauga County line to West Jefferson, then from the towns along US 221 to the Alleghany County line. The majority of new residential communities that have begun the planning process are on Old Highway 16 (SR-1573) with others scatter either along NC 88 west of NC 194 or NC 16 North of US 221. Most potential industrial locations are in or near the towns of Jefferson or West Jefferson. The only identified potential location outside that area is along NC 163, north of Idlewild Rd (SR 1003).